

SARATOGA BEACH NO. 4
SECTION 14, TWP. 30 N., R. 2 E., WM.
ISLAND COUNTY, WASHINGTON

DESCRIPTION

This Plat of SARATOGA BEACH NO. 4 embraces portions of Government Lots 3 and 4 in Section 14, Township 30 North, Range 2 East of W. M., on n Whidbey Island in Island County, Washington, and is particularly described as follows:
Beginning at the existing monument, the corner of said Section 14, thence N 08°31'22" W 33.45 feet to the centerline of East Harbor Drive; thence along said centerline S 24°46'55" E 359.00 feet; thence S 05°13'03" W 30.00 feet; thence S 24°46'55" E 30.00 feet to the true Point Of Beginning on the easterly prolongation of the northerly line of Lot 207 of the plat of Saratoga Beach NO. 3, recorded in Volume 7 of Plats, pages 67 and 68, records of said county; thence along the northerly line of Lot 207 of said plat by the following courses and distances:
S 68°13'05" W 166.97 feet; S 27°04'43" E 573.00 feet; S 24°46'55" E 380.00 feet and S 21°02'44" E 341.15 feet to the southwest corner of Lot 232 of said plat; thence S 70°11'37" W 192.34 feet; thence S 63°52'16" W 80.20 feet; thence S 68°28'00" W 317.19 feet; thence N 34°00'00" W 45.78 feet; thence N 08°40'00" W 217.24 feet; thence N 28°31'50" W 108.51 feet; thence N 12°20'00" W 405.00 feet; thence N 23°30'00" W 175.00 feet; thence N 37°00'00" W 375.63 feet; thence NORTH 219.44 feet to a traverse point hereinafter referred to as Traverse Point "A"; thence continuing NORTH 134.56 feet; thence N 68°00'00" E 124.00 feet; thence N 57°53'37" E 97.94 feet; thence N 40°43'56" E 95.02 feet; thence N 14°53'04" E 126.18 feet to intersect a curve which bears to the northeast from a radius bearing N 80°06'50" E and distant 155.00 feet; thence along said curve to the right through a central angle of 61°12'37" an arc distance of 165.50 feet to a point of compound curvature and the beginning of a distance of 54.53 feet to a point of tangency on the westerly margin of East Harbor Drive; thence S 24°46'55" E along said westerly margin 361.35 feet to the Point Of Beginning.

Also an additional tract designated TRACT "X", UTILITY SITE on Sheet 2 of 2 sheets of this plat, described as follows:
Beginning at traverse point "X", described above; thence S 75°00'00" W 65.00 feet; thence N 15°00'00" W 50.00 feet to the true Point Of Beginning of said tract; thence S 75°00'00" W 100.00 feet; thence N 11°00'00" W 100.00 feet; thence N 75°00'00" E 100.00 feet; thence S 11°00'00" E 100.00 feet, to the Point Of Beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that FORT WARD ESTATES, INC., a Washington corporation, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary strips for cuts and fills upon the lots, blocks, tracts, etc. shown on this plat in the or grant reasonable grading of all streets, avenues, places, etc. shown hereon; also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Tract "X" is hereby dedicated to the public for future use as a sewage treatment and utility site. All lots shall be subject to an easement 5 feet in width parallel with and adjacent to all lot lines for purposes of drainage and utilities.

IN WITNESS WHEREOF we have set our hands and seals.

FORT WARD ESTATES
John M. Ward President
Thomas R. Ward Secretary

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING
SS.
This is to certify that on the 8th day of August, 1988, before me, the undersigned, a Notary Public, personally appeared J. W. WARD and THOMAS R. WARD, President and Secretary, respectively, of FORT WARD ESTATES, INC., a Washington corporation, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on each stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

Maureen S. Davis
Notary Public in and for the State of Washington
Residing at *Seattle*

RESTRICTIONS

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following reservations:
No improvement or building shall be constructed on any lot, tract or parcel of this plat closer than 20 feet to the margin of any street or road. No lot, tract or parcel of this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7500 sq. ft. or less than 50 ft. in width at the building line. Construction on any lot shall require a building permit prior to commencement of work. All lots shall be restricted as follows:
Buyers shall complete all exterior work on buildings within 6 months of date of start of construction. Exterior completion is hereby defined as final application of permanent exterior siding or surface, painted or treated as appropriate to material used. All buildings erected shall be first submitted in plan and sketch form to architectural committee for approval. Committee as designated by grantor.

LAND SURVEYORS CERTIFICATE

I hereby certify that the plat of SARATOGA BEACH NO. 4 is based upon an actual survey and subdivision of Section 14, Twp. 30 N., R. 2 E., W. M., that the courses, distances and angles are shown correctly thereon and that the monuments and lot corners will be set on the ground as construction is completed and that I have fully complied with provisions of the platting regulations.



R. Riskin Fisher
R. RISKIN FISHER, Pro. Land Surveyor
Certificate No. 2077

APPROVALS

Examined and approved this 10th day of September, 1988.

W. A. O. O. O.
Island County Engineer

Examined and approved this 14th day of September, 1988.

John H. H. H.
Island County Planning Director

I, HARRY A. LANE, Treasurer of Island County, Washington, hereby certify that all taxes on the above described property are paid up to and including the year 1988.

Deborah A. Long
Island County Treasurer

Deputy Island County Treasurer

Approved by the Board of County Commissioners this 16 day of SEPT, 1988.
John R. Landry *E. E. Cloutier* *J. A. Buel*

CERTIFICATE OF TITLE

Recorded SEPTEMBER 20, 1988, File No. 213774, volume 185, page 241:22, Island County, Washington,
County of KING

RECORDING CERTIFICATE

213775
Filed for record at the request of Fort Ward Estates on the 20th day of SEPTEMBER, 1988, at 30 minutes past 2 P. M., and recorded in volume 10 of Plats, pages 34 & 35, records of Island County, Washington.

T. W. L. L.
Island County Auditor
W. C. C.
Deputy Island County Auditor.

3998192

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SARATOGA BEACH
NO. 4
Sec. 14, T.30N., R.2E, WM